

**PLANNING BOARD  
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS  
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**7:00 PM Public Hearings begin**

**December 18, 2025**

**MEMBERS PRESENT:** Rick Chellman, Chairman

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**ALSO PRESENT:** Peter Stith, Planning Department Manager

**MEMBERS EXCUSED:** Anthony Coviello, Vice-Chair; Karen Conard, City Manager;  
Joseph Almeida, Facilities Manager; Beth Moreau, City Councilor;  
Members Paul Giuliano, Andrew Samonas, William Bowen,  
Ryann Wolf; and Alternates Frank Perier and Logan Roy

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The only member of the Planning Board that was present was Chair Chellman, along with Planning Department Manager Peter Stith. There were not enough members for a quorum, so Chair Chellman adjourned the meeting a few seconds after 7:00 p.m. The items will be heard at the January meeting.

**I. APPROVAL OF MINUTES**

- A. Approval of the **November 20, 2025** Minutes
- B. Approval of the **September 16, 2025** Site Walk Minutes

The two items were not addressed.

**II. PUBLIC HEARINGS -- OLD BUSINESS**

- A. **REQUEST TO POSTPONE** The request of **Perkins Kwoka Joint Revocable Trust (Owner)**, for property located at **224 Broad Street, Unit 3** requesting a Wetland Conditional Use Permit from Section 10.1017.50 for the replacement and expansion of an existing 192 s.f. sunroom and the demolition of a 286 s.f. rear deck, with new construction for a 384 s.f. addition to the existing sunroom, a new 367.5 s.f. rear deck and regrading of a portion of the site including a retaining wall, stone drip edge and underdrain for stormwater control, replacement of the existing lawn with a micro-clover seed mix, and a planting plan. Said property is located on Assessor Map 131 Lot 13-3 and lies within the General Residence A (GRA) District. **REQUEST TO POSTPONE** (LU-23-179)

This item was not addressed.

### **III. PUBLIC HEARINGS – NEW BUSINESS**

- A. POSTPONED TO JANUARY MEETING** The request of **John Galt LLC (Owner)**, for property located at **14 Market Square** requesting a Conditional Use Permit from Section 10.112.14 to allow 4 parking spaces where 8 are required. Said property is shown on Assessor Map 107 as Lot 29 and lies within the Character District 5 (CD5), Downtown Overlay, and Historic Districts. **POSTPONED TO JANUARY MEETING (LU-25-142)**

This item was not addressed.

### **IV. CITY COUNCIL REFERRALS**

- A.** Historic District Map
- B.** Portsmouth Submarine and Maritime Association request for a zoning change for the Albacore Park property located at 569 Submarine Way
- C.** Gateway Parcels

These items were not addressed.

### **V. OTHER BUSINESS**

- A.** January 22, 2026 Meeting Date Change
- B.** Chairman Updates and Discussion Items
- C.** Board Discussion of Regulatory Amendments and Other Matters

These items were not addressed.

### **VI. ADJOURNMENT**

The meeting adjourned at 7:27 p.m.

Submitted,

Joann Breault  
Planning Board Meeting Minutes Taker